

# Deco hotel owner may raze landmark

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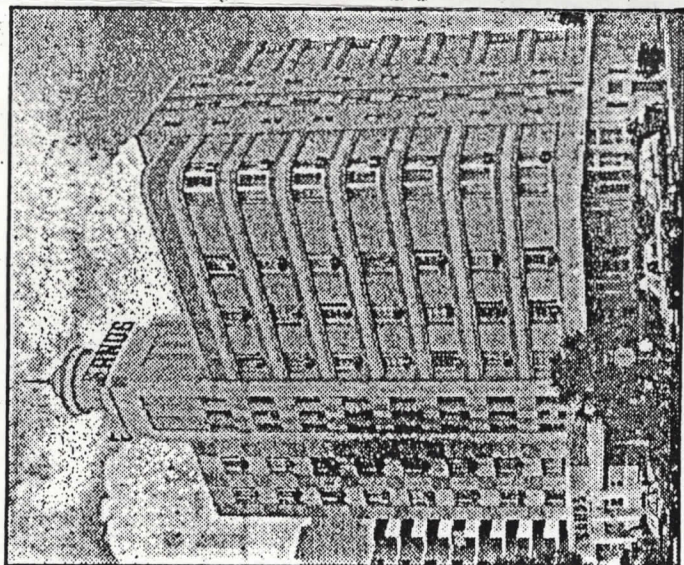
Owners of The Sands Hotel, one of Miami Beach's "signature Art Deco" structures, were securing the permits Monday required to demolish it.

Historic preservationists, legally helpless to block the demolition, predicted the hotel would become a martyr to weaknesses in the city's preservation ordinance.

The Sands is the first Art Deco hotel threatened with demolition since The Senator was knocked down in 1988 to make room for a parking lot.

The hotel is owned by Baltimore businessman and investor John Driggs, who bought it in 1990 from a partnership including Miami Beach Commissioner Abe Resnick and his son James. Driggs didn't return phone calls Monday. But James Resnick, who has worked to obtain the demolition permits, said Driggs intends to acquire the final permit "very soon, within

PLEASE SEE SANDS HOTEL, 2B



**SANDS HOTEL:** Baltimore owner John Driggs bought Art Deco hotel in 1990.

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# ands Hotel owner seekin

SHOTEL, FROM 1B

ie hotel, 1601 Collins Ave., is  
1 on the National Registry of  
oric Places, although it was left  
of the city's historic district in  
6 after one of the Resnicks'  
ness partners argued against  
iding it.

I don't understand what the  
biem is," James Resnick said  
aday. "It's not an historic build-

ing and it's not in the historic dis-  
trict."

Because the hotel isn't in the dis-  
trict, preservationists can't stop the  
demolition, acknowledged Nancy  
Liebman, director of the Miami  
Design Preservation League.

"They have every legal right to  
do it," said Liebman. "This is going  
to be the sacrificial lamb that will  
show the community what can hap-  
pen under our current laws.... It's  
like a rerun of an old movie. It's just

going to be another disgrace for  
Miami Beach to lose one of its signa-  
ture Art Deco hotels."

The Resnicks hold a mortgage on  
the Sands, sold in February 1990 for  
\$5.6 million. Records show the out-  
standing mortgage at the time was  
\$4.42 million.

Driggs owns a construction com-  
pany and is a leading businessman in  
the Baltimore and Washington, D.C.  
areas.

"They still owe us a small mort-



# g final demolition permit

gage," said Commissioner Resnick. "I'm not sure how much, I don't really have a lot to do with that. Our interest is when they start building, then they have to pay off the mortgage."

Resnick was the only dissenting vote in 1986 when the commission voted to form the historic district. But in recent years he has expressed support for preservation efforts, and promised during his reelection campaign this year to fight

to save Art Deco architecture.

On Monday, he compared the \$992,000 assessed value of the Sands structure to the \$2.3 million value of the land beneath it.

"That tells you the story right there," Resnick said. "The building is practically worthless."

Liebman and architect Bernard Zyscovich disagree.

"The value of this property, apart from its history and architectural character and its role in maintaining

the scale of the block and the neighborhood, is that it's really ideally suited for renovation," Zyscovich said.

The Sands was designed in 1939 by architect Roy F. France, who also designed such Beach landmarks as the neighboring St. Moritz and the Versailles at 3425 Collins Ave.

Abe Resnick said Monday that when Driggs bought the Sands, the developer planned to build a 600-room convention hotel.